



Middle Bouts Barn

Inkberrow WR7 4HP



Middle Bouts Barn

Bouts Lane, Inkberrow WR7 4HP

4 Bedrooms 1 Bathrooms 2 Receptions

“Rural seclusion and tranquillity in this beautifully converted barn...”

Scott Richardson Brown CEO



- Escape to rural bliss in this exquisite barn conversion nestled in the idyllic village of Inkberrow. Seamlessly blending secluded charm with modern sophistication, this tranquil retreat promises a lifestyle of serenity and comfort for growing families.
- Extending to over 2,700 sq ft the contemporary living accommodation features high vaulted ceilings and retains many features of the original barn.
- A private and secure rear garden is complimented by a two bay carport with a very practical and secure workshop space.
- Enjoying a prime location in Inkberrow with excellent amenities, prestigious schools, picturesque countryside walks and convenient connectivity to the main transport networks, this family home perfectly combines village life with practicality and convenience.
- The attic space offers excellent potential for conversion, presenting opportunities for additional accommodation, a separate annexe or even splitting the property into two separate dwellings.



2,727 sq ft / 253.3 sq m



The kitchen

The welcoming kitchen combines the rustic charm of original exposed beams with the elegant functionality of shaker-style cabinets. A window above the sink provides natural light to create a bright and spacious ambiance. The generous proportions offer ample storage space and room for a kitchen table and chairs.

A utility room provides additional storage, adding to practicality and convenience of the kitchen.





The dining room

The inviting dual aspect dining room features exposed wooden beams and the high quality wooden flooring that continues from the kitchen, ensures the room has a warm rustic feel.

With ample room for a dining table and chairs this room is perfect for hosting both large family dinners as well as more formal occasions.



The sitting room

The generously sized, triple aspect sitting room features original exposed beams and a pair of glazed doors that lead in from the hallway. With windows to three sides, the room is exceptionally light and airy and enjoys lovely views of the surrounding countryside.





The entrance hall

Glazed panels on either side of the front door ensure the welcoming hallway is a bright and inviting space. Doors lead from the hallway to the main reception rooms with additional access to a conveniently located and well-appointed ground floor WC.





The first floor landing

The first floor landing is illuminated by a large window that over looks the rear gardens and grants access to the first floor bedrooms and family bath room.



Bedroom one

The bright and airy principle bedroom features vaulted ceilings with Velux windows and original exposed beams that add warmth and character to the room.





Bedroom one en suite

The well-appointed en suite shower room adjoining bedroom three features a shower cubicle and extensive built-in storage cupboards. A contemporary designed washbasin and WC completes this stylish en suite shower room.



Bedroom two

Bedroom two is a spacious double bedroom, featuring vaulted ceilings and exposed wooden beams that infuse the space with rustic charm. Built-in storage solutions have been cleverly integrated to offer practicality, whilst Velux skylights on opposite walls fill the room with natural light to create a warm and inviting atmosphere.



Bedroom three

Situated next to the principle bedroom suite, bedroom three features exposed beams that amplify the original character of the barn, whilst the vaulted ceiling and Velux window ensures this delightful double room feels bright and spacious.



Study / bedroom four

Bedroom four currently serves as a study, featuring built-in storage, a Velux skylight, and exposed beams, this room provides a delightful space from which to work.

The versatile layout presents the perfect opportunity for transformation into a cosy fourth bedroom if required.



Family bathroom

The inviting family bathroom is enhanced by exposed wooden beams and a large window overlooking the front of the property and it radiates the original character of this charming barn conversion.



The gardens

The generously sized, family friendly rear garden is bordered by a tall mature hedge that provides both shelter and privacy to create a safe haven for both children and pets to enjoy.





The barn & car port

This delightful property also benefits from a charming outbuilding that provides a versatile space for either a workshop or additional storage along with a two bay carport.



The attic store

The additional attic store provides a unique opportunity to enhance the property's versatility. This space is perfect for converting into additional accommodation or a separate annexe, ideal for multigenerational living, an Airbnb rental or a home office. Moreover, the property could be split into two separate dwellings if desired, offering even greater flexibility and potential for increased value. This adaptability makes the property an exceptional investment for those seeking a home that can evolve with their needs.

Location

Nestled within the charming Worcestershire village of Inkberrow, Middle Bouts Barn enjoys a prime location with vibrant destinations such as Worcester City, Stratford-upon-Avon, Pershore and Droitwich Spa all nearby.

The village itself boasts a well-regarded primary school, a bustling village hall, expansive playing fields two popular village pubs and a convenience store with an attached post office.

Families will appreciate the abundance of excellent schooling options for children of all ages with Worcestershire hosting some of the best educational institutions in the region.

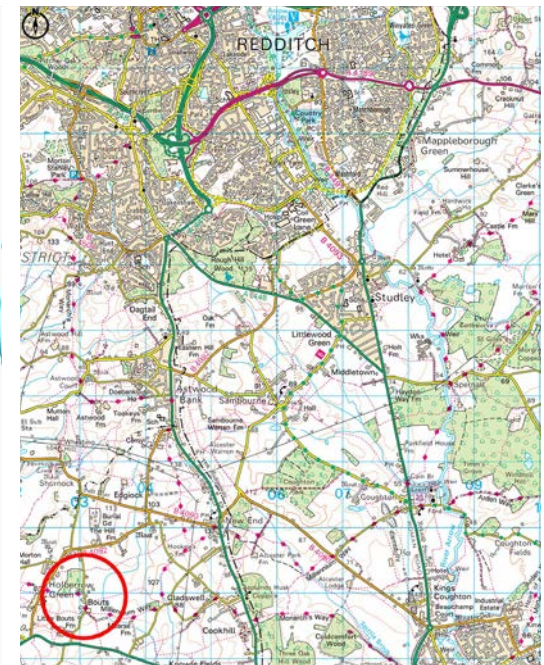
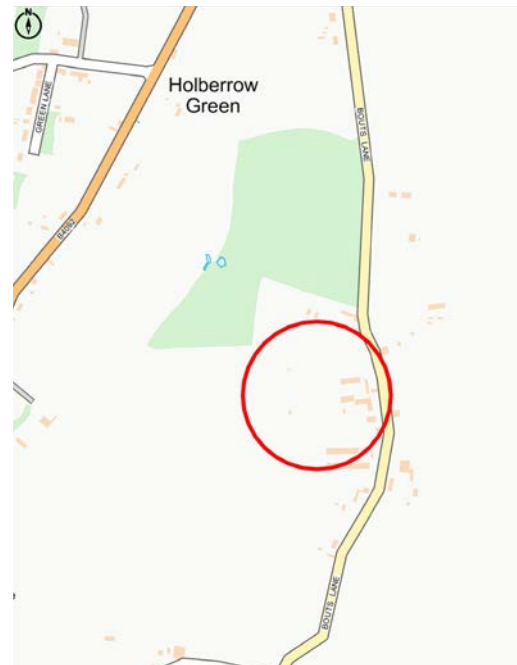
Inkberrow has not only been named one of the prettiest villages in the whole of the UK, for its chocolate box houses and stunning rural scenery, but its close proximity to both mainline train stations and the motorway network mean its also accessible and well connected.

Services

TBC.

Council Tax

The Council Tax banding for this property is **Band XX**

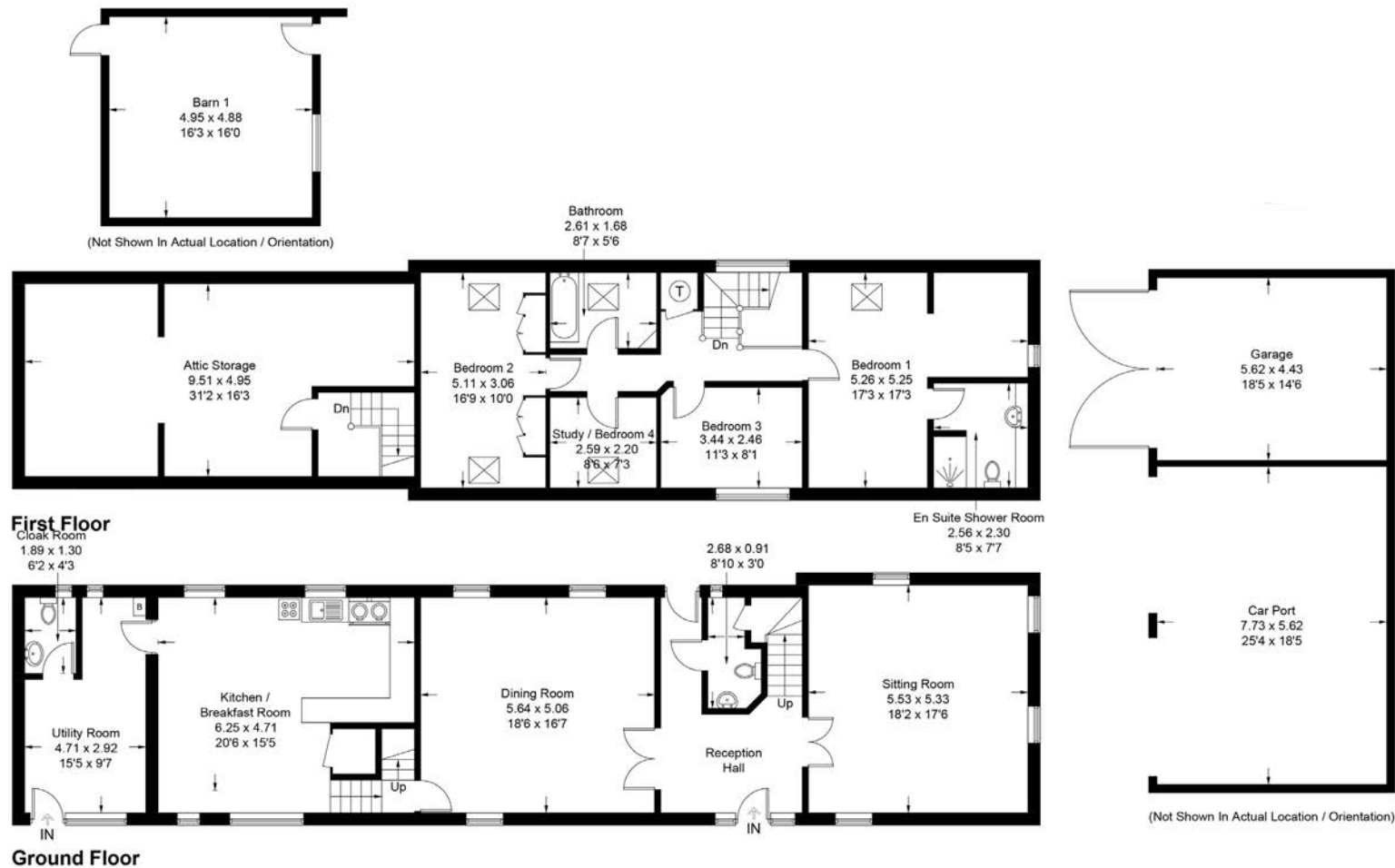


Middle Bouts Barn, Bouts Lane, Inkberrow WR7 4HP

Approximate Gross Internal Area = 2,727 sq ft / 253.4 sq m (Including attic storage)

Outbuilding = 529 sq ft / 49.2 sq m (Excluding car port)

Total = 3,256 sq ft / 302.6 sq m



This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant
PRESTIGE & COUNTRY

T. 01905 734720 E. prestige@andrewgrant.com

andrewgrant.com